

**BOARD OF APPEALS**

**CITY & COUNTY OF SAN FRANCISCO**

**AGENDA FOR REGULAR MEETING - WEDNESDAY, JANUARY 29, 2014**

**5:00 P.M., CITY HALL, ROOM 416, ONE DR. CARLTON B. GOODLETT PLACE**

(1) **PUBLIC COMMENT:**

At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President may continue Public Comment to another time during the meeting.

(2) **ELECTION OF OFFICERS:**

(3) **COMMISSIONER COMMENTS & QUESTIONS:**

(4) **ADOPTION OF MINUTES:**

Discussion and possible adoption of the January 15, 2014 minutes.

(5) **APPEAL NO. 13-157**

GRINLING MACCLELLAND, Appellant(s)  
vs.  
DEPT. OF PUBLIC WORKS  
BUREAU OF URBAN FORESTRY, Respondent

276 Francisco Street.  
Appealing the DENIAL on October 28, 2013, of Tree Removal Permit (removal of one (1) privately-maintained street tree with replacement adjacent to the subject property). ORDER NO. 181790.  
PUBLIC HEARING HELD ON JAN. 08, 2014. FOR FURTHER CONSIDERATION TODAY.  
**Note: matter was continued to allow time for the DPW to research the feasibility of planting two replacement trees.**

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**(6) APPEAL NO. 13-133**

<p>KAREN GALVES, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>1150-1152 Geneva Ave. Protesting the ISSUANCE on October 10, 2013, to Christ C. Christ, Alteration Permit (install half-bath in existing light well). APPLICATION NO. 2013/10/09/8899. PUBLIC HEARING HELD ON DEC. 11, 2013. FOR FURTHER CONSIDERATION TODAY. <b>Note: matter was continued to allow the permit holder to obtain the required consent from adjacent neighbors or for Planning staff to perform neighborhood notification.</b></p>
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**(7) APPEAL NO. 13-139**

<p>JULIO CASTILLO dba "JULIE'S HOT DOGS", Appellant(s) vs. DEPT. OF PUBLIC WORKS BUREAU OF STREET-USE &amp; MAPPING, Respondent</p>	<p>4111 - 18th Street. Appealing the DENIAL on October 16, 2013, of Mobile Food Facility Permit (denial of permit application due to non-response by applicant; for sale of hot dogs, chips, sodas and energy drinks). APPLICATION NO. 12MFF-0030. FOR HEARING TODAY.</p>
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**(8) APPEAL NO. 13-159**

<p>YSABEL NAVARRO, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent</p>	<p>480 Amherst Street. Appealing the ISSUANCE on November 05, 2013, of Penalty (imposition of penalty for construction work done without a permit). APPLICATION NO. 2013/11/05/1183 FOR HEARING TODAY.</p>
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**(9) APPEAL NO. 13-076**

<p>JEFFREY KELLY, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>340 - 31<sup>st</sup> Avenue. Protesting the issuance on June 12, 2013, to Recreation &amp; Park Department, Demolition Permit (demolish one story type 5 restroom building) at 340 - 31st Avenue. APPLICATION NO. 2012/10/22/2522. FOR HEARING TODAY.</p>
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**(10) APPEAL NO. V13-166**

NOB HILL NEIGHBORS, Appellant(s) vs.  ZONING ADMINISTRATOR, Respondent	1601 Larkin Street. Protesting the GRANTING on November 15, 2013, to Pacific Polk Properties, Rear Yard, Usable Open Space and Dwelling Unit Exposure Variances (demolish existing vacant church and surface parking lot, and construct a new five-story over basement building with 27 dwelling units and 32 off-street parking spaces). CASE NO. 2013.0980CEV. FOR HEARING TODAY.
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**(11) APPEAL NO. 13-170**

SULPICIO MARIANO, Appellant(s) vs.  DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	530 Day Street. Protesting the ISSUANCE on October 16, 2013, to Martin Slattery, Alteration Permit (new retaining wall at rear; interior remodel; new roof deck with 30" high parapet; new skylight - revision to PA#201110176930, PA #201307262916, PA #201110176930 to provide compliance with NOV. 200670115). APPLICATION NO. 2013/10/03/8437. FOR HEARING TODAY.
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**(12) CLOSED SESSION:**

- a. Public Comment on all matters related to Closed Session.
- b. Vote on whether to hold Closed Session.

A Closed Session has been calendared to discuss the following matter:

Conference with legal counsel regarding anticipated litigation pursuant to California Government Code Section 54956.9(d)(2) and San Francisco Administrative Code Section 67.10(d):

  X   As defendant      \_\_\_\_\_ As plaintiff

The following appeals have been filed with the Board of Appeals: The Marsh v. Department of Building Inspection, Planning Department Approval (Appeal No. 13-095), The Marsh v. Department of Building Inspection, Planning Department Approval (Appeal No. 13-096), Alicia Gamez v. Department of Building Inspection, Planning Department Approval (Appeal

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No. 13-097), Alicia Gamez v. Department of Building Inspection, Planning Department Approval (Appeal No. 13-098). The Project sponsor has argued that the Housing Accountability Act prevents the removal of the fifth floor of the proposed project, which is a condition to a permit tentatively approved by the Board at its December 11, 2013 hearing on the aforesaid appeals. The Board will confer with legal counsel on this matter.

c. Reconvene in Open Session

- i. Possible report on actions taken in closed session pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.12.
- ii. Vote in open session on whether to disclose any or all closed session discussions pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.12.

**ADJOURNMENT.**

**Note A:** Each item on this agenda may include the following documents: 1) Preliminary Statement of Appeal and Appellant’s Brief; 2) Permit Holder’s, Respondent’s or Other Parties’ Brief; 3) Departmental decision, order, permit, determination, resolution, or notice of violation; 4) submittals by members of the public; and 5) correspondence. These items are available for public inspection at the Board's office during normal office hours (Monday to Friday, 8am to 5pm, 1650 Mission Street, Room 304) and in the hearing room on the date the matter is scheduled to be heard. **Note B:** If any materials related to an item on this agenda have been distributed to the Board members after distribution of the agenda packet, those materials are available for public inspection at the Board’s office during normal office hours (Monday to Friday, 8am to 5pm, 1650 Mission Street, Room 304) and in the hearing room on the date the matter is scheduled to be heard. Please call 415-575-6880 if you have any questions concerning this agenda.

Date posted: **Jan. 24, 2014**

**MEMBERS OF THE BOARD OF APPEALS**

<b>CHRIS HWANG</b>	<b>PRESIDENT</b>
<b>ANN LAZARUS</b>	<b>VICE PRESIDENT</b>
<b>FRANK FUNG</b>	<b>COMMISSIONER</b>
<b>DARRYL HONDA</b>	<b>COMMISSIONER</b>
<b>ARCELIA HURTADO</b>	<b>COMMISSIONER</b>

**PROCEDURE AT HEARINGS**

Except when the Presiding Officer finds good cause to order the presentations otherwise, the order of presentation of an appeal shall be as follows: (a) the appellant shall speak first and shall be allowed seven (7) minutes to present relevant testimony and evidence. Then the permit holder, representatives of the department, board, commission or person from whose order the appeal is taken, and/or other parties, shall be allowed seven (7) minutes for presentation of relevant testimony and evidence. Three minutes for rebuttal shall be provided to all parties in this same order; (b) the Board may request a departmental response at its own discretion. For rehearing requests and jurisdiction requests, each party shall be allowed three (3) minutes to present testimony and evidence, with no rebuttal.

Other persons desiring to speak before the Board on an appeal may speak once for up to three minutes, unless the presiding officer further limits time uniformly.

Those members of the public who intend to testify about a particular appeal and wish to have the Board give their testimony evidentiary weight for purposes of deciding the appeal are asked to take an oath. Please note that any member of the public may speak without being sworn-in pursuant to their rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code).

**SPECIAL NOTES**

If the Board continues a matter to a specific date that is announced to the parties in the hearing room, no additional mailed notice will be sent. Please call the Board office at 415-575-6880 for scheduling or other information during regular business hours, or visit our website at [www.sfgov.org/boa](http://www.sfgov.org/boa).

The complete Rules of the Board are available for review at the Board office, and on our website.

Material submitted by the public for Board review prior to a scheduled hearing before the Board, should be addressed to the Board President, and be received at the Board office, 1650 Mission Street, Room 304, no later than 4:30 p.m. one (1) Thursday prior to the scheduled public hearing. Persons unable to attend the scheduled public hearing may submit written comments regarding a calendared item to the Board office. Comments received before noon on the day of the hearing will be made a part of the official record and will be brought to the attention of the Board at the public hearing. For complete distribution to all Commissioners of the Board, necessary staff and case files, submit an original and ten copies. Please note that names and addresses included in these submittals will become part of the public record. Submittals may be made anonymously.

Pursuant to Government Code § 65009, if you challenge, in court, the approval of a variance or development permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Appeals at, or prior to, the public hearing.

Calendared items are sometimes withdrawn or rescheduled the day of hearing, or are taken out of order to accommodate special needs. The Board urges all parties to be present in the hearing room from 5:00 p.m. so that everyone has an opportunity to participate in the relevant public hearing when it is called.

**PROHIBITION OF SOUND-PRODUCING ELECTRONIC DEVICES**

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

**ACCESSIBILITY INFORMATION**

American sign language interpreters and/or sound enhancement system will be available upon request by contacting Board staff at 575-6880 at least 48 hours prior to the hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the accessibility hotline at 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142.

**KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force: by mail to Administrator, Sunshine Ordinance Task Force, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854; or by e-mail at [sof@sfgov.org](mailto:sof@sfgov.org). Citizens interested in obtaining a free copy of the Sunshine Ordinance may request a copy from the Sunshine Ordinance Task Force Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the internet at [www.sfgov.org/sunshine](http://www.sfgov.org/sunshine).

**LOBBYING ACTIVITY**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; web site [www.sfgov.org/ethics](http://www.sfgov.org/ethics).

**SUGGESTIONS TO IMPROVE EFFICIENCY**

The Board welcomes suggestions from the public regarding improvement of the efficiency of its operations. Please direct your comments and suggestions to Board staff, at 415-575-6880 or fax 415-575-6885. A customer satisfaction survey form is available at the meetings, the Board office, and on the Board's web site, [www.sfgov.org/boa](http://www.sfgov.org/boa).

**DVD'S OF MEETINGS**

DVD's of meetings may be obtained from SFGOVTV, Channels 26 & 78. Please telephone 415-554-4188 for information.

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CITY & COUNTY OF SAN FRANCISCO**  
1650 Mission Street, Room 304  
San Francisco, California 94103